



Lease Highlights

- 1,400 Square Foot Medical / Office Space
- Equipped with 5 Exam Rooms & sinks, Lobby, Reception, Two Restrooms
- Fresh Paint and Carpet Recently Completed
- Located on Pacific Coast Highway
- Excellent Visibility and Access from PCH and Prospect
- Located Across from Grocery Anchored Shopping Center

Available SF:	1,400 SF
Lease Rate:	\$4.00 SF/month (MG)

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,158	2,593	10,387
Total Population	2,751	6,228	24,112
Average HH Income	\$180,561	\$184,886	\$181,060

For more information

Alex Tohidian

O: 949.468.2335
atohidian@naicapital.com | CalDRE #02185779

Steve Liu

O: 949.468.2385
sliu@naicapital.com | CalDRE #01323150

Nikki Liu

O: 949.468.2386
nliu@naicapital.com | CalDRE #02038755

NAI Capital

1920 Main Street #100
Irvine, CA 92614
949.468.2300
naicapital.com

For Lease

1970 S Prospect Ave



Alex Tohidian

949.468.2335

atohidian@naicapital.com

CalDRE #02185779

Steve Liu

949.468.2385

sliu@naicapital.com

CalDRE #01323150

Nikki Liu

949.468.2386

nliu@naicapital.com

CalDRE #02038755

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

1970 S Prospect Ave



Alex Tohidian

949.468.2335

atohidian@naicapital.com

CalDRE #02185779

Steve Liu

949.468.2385

sliu@naicapital.com

CalDRE #01323150

Nikki Liu

949.468.2386

nliu@naicapital.com

CalDRE #02038755

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

1970 S Prospect Ave



Alex Tohidian

949.468.2335

atohidian@naicapital.com

CalDRE #02185779

Steve Liu

949.468.2385

sliu@naicapital.com

CalDRE #01323150

Nikki Liu

949.468.2386

nliu@naicapital.com

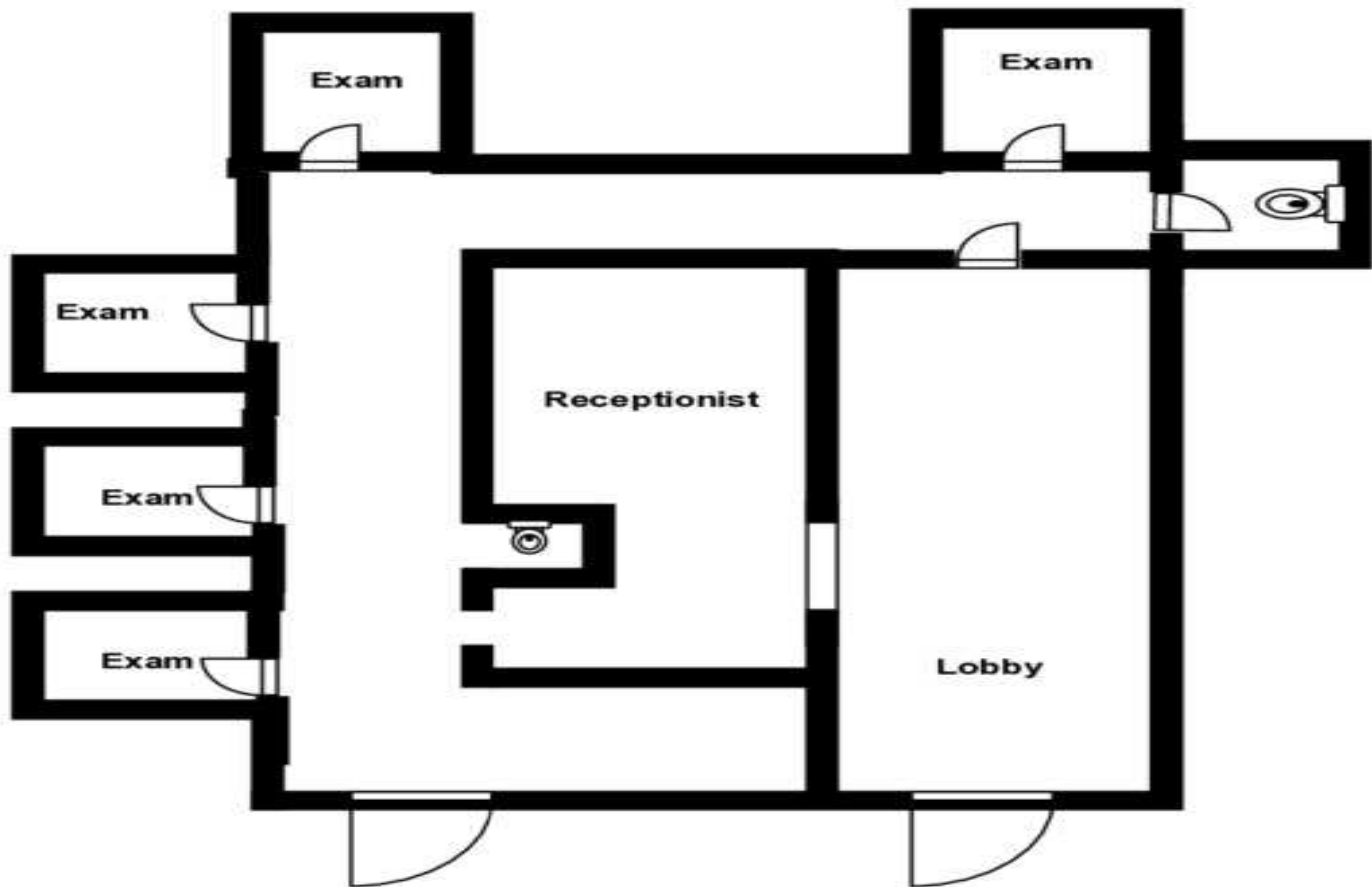
CalDRE #02038755

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

1970 S Prospect Ave

Suite #1



Alex Tohidian

949.468.2335

atohidian@naicapital.com

CalDRE #02185779

Steve Liu

949.468.2385

sliu@naicapital.com

CalDRE #01323150

Nikki Liu

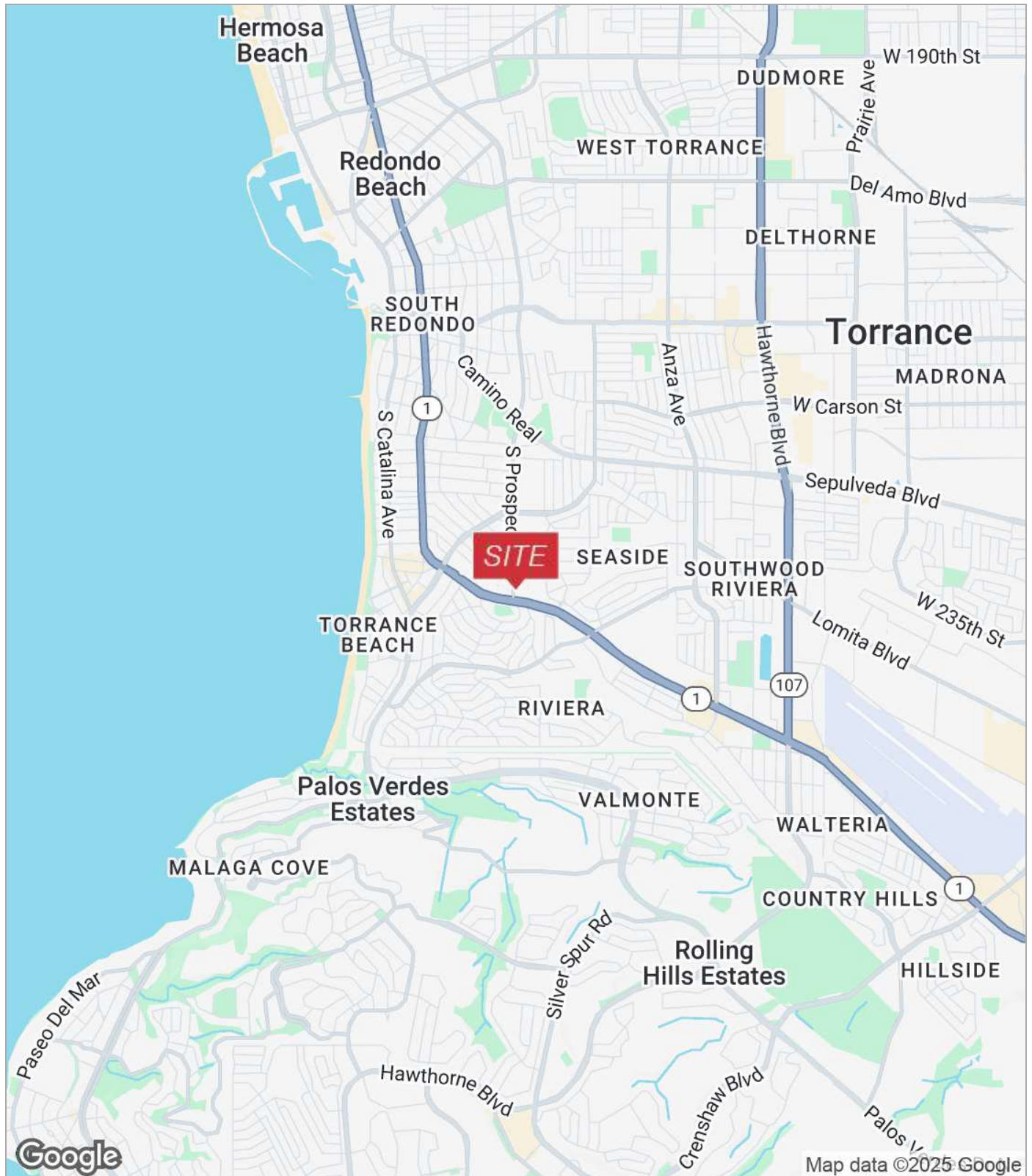
949.468.2386

nliu@naicapital.com

CalDRE #02038755

For Lease

1970 S Prospect Ave



Alex Tohidian

949.468.2335

atohidian@naicapital.com

CalDRE #02185779

Steve Liu

949.468.2385

sliu@naicapital.com

CalDRE #01323150

Nikki Liu

949.468.2386

nliu@naicapital.com

CalDRE #02038755

NACapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE